



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel
Connecticut 06801
(203) 794-8578

PLANNING & ZONING COMMISSION MINUTES March 8th 2016 BETHEL MUNICIPAL CENTER DENIS J RIORDAN – ROOM D 7:00PM

PUBLIC HEARINGS CONTINUED:

JAMES MACNICHOLL/49 BENEDICT ROAD/SUBDIVISION 2 LOTS

P. Rist called the continued public hearing to order. D. DiVesta, P.E. was present for the applicant and reviewed the project and responses to the following correspondence:

Memo dated 3/9/16 from S. Palmer Director
Memo dated 3/7/16 from Wright Pierce, Town Engineering
Memo dated 2/23/16 from L. Vasile, Bethel Health Department
Letter dated 12/18/2000 from State of Ct in reference to Watertight well caps
Memo dated 2/23/16 Bethel Police Department
Memo dated 2/22/16 Director of Public Works

No one spoke in favor or against the application. P. Rist closed the hearing.

PUBLIC HEARINGS

BRUNO/240 GREENWOOD AVE/SITE PLAN/SPECIAL PERMIT
4 FAMILY/2 FAMILY

P. Rist opened the public hearing by having the legal notice read. Jeff Bruno owner of the property and M. Mazzucco, P.E. were present and reviewed with the Commission the proposed request for a special permit which entails, leaving the existing home as is, improving the barn located to the rear of the property and put 2 units in this structure and construct a 4 family home on the adjacent property which consists of 20,000sf. The project is not an affordable housing project but one that can be considered under the RMO Zone and by Special Permit.

The following correspondence was submitted:

Staff report dated 3/4/16 by S. Palmer
Memo dated 2/3/16 from Wright Pierce, Town Engineer

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

Memo from Fire Marshal dated 3/8/16
Letter dated 2/17/16 from Consulting architects Elisa A Volpati and Mark Goodwin
Letter dated 3/2/16 from J. Bruno owner
Memo dated 2/23/16 from Bethel Police Department
Memo dated 3/8/16 from D. Goodrich, Chairman Inland Wetlands Commission

Those who spoke:

Kurt Schmidt	2 Blackman Ave
Lu Ann Morato	241 Greenwood Ave
Mr. Perrefort	6 Blackman Ave
David Lowendler	242 Greenwood Ave
Jen Davidson	10 Blackman Ave
Elaine Lowendler	242 Greenwood Ave
Dan Lacey	9 Blackman Ave
Paula Antolinni	Jacobs Lane
BJ Liberty	8 Grand Street

The Commission discussed the merits of the application with the applicant. The Commission advised the applicant to review the scale of the proposed project to bring it more in conformance with the existing neighborhood and downtown area. The applicant took the comments under advisement and will bring back the application with revisions. P. Rist continued the hearing until the 3/22/16 meeting.

MEDICAL MARIJUANA/MORATORIUM EXTENSION/

P. Rist opened the hearing by having the legal notice read. No one spoke in favor or against the extension of the moratorium. The Commission agreed to work on the regulations as soon as possible to address the wishes of the Town. P. Rist closed the hearing.

BUSINESS MEETING:

Commission members present: P. Rist, Chairman, R. Tibbitts, K. Grant, J. Lennon, E. Finch, S. Deuschle, L. Valenti, K. Parsons J. Hancock was seated for B. Legnard.

MINUTES

Motion by J. Lennon seconded by K. Grant to approve minutes of the 2/9/16 meeting. Motion passed (6-0-1) S. Deuschle abstained.

INVOICES

Motion by J. Lennon seconded by S. Deuschle to approve payment in the amount of \$12,363.45 to DPZ Consultants. Motion passed unanimously.

Motion to pay News Times in the amount of 736.63. Motion passed unanimously.

NEW BUSINESS

REGULATION AMENDMENT/8.9 A, B, C, D MOTOR VEHICLE/LOCATION APPLICATION

Motion by J. Lennon seconded by S. Deuschle to accept application and schedule a public hearing for 3/22/16. Motion passed unanimously.

Motion by J. Lennon seconded by K. Grant to schedule a public hearing for April 12th for the Town of Bethel Berry School parking expansion and refer item to the appropriate departments for review. Motion passed unanimously.

WORK SESSION

DRAPER/49 TAYLOR AVE/8-30G AFFORDABLE HOUSING APPLICATION

No Discussion

MEDICAL MARIJUANA EXTENSION OF MORATORIUM

Motion by J. Lennon seconded by K. Grant to extend moratorium for marijuana regulations from 3/10/16 to 9/12/16. Motion passed unanimously.

OLD BUSINESS

27 MECKAUER CIRCLE/PERMIT MODIFICATION/ACCESSORY APRTMENT

Applicant was present and requested a modification to the previous approval on the size of the proposed accessory apartment. The Family room which is shared by both parties was not included in the original request.

Motion by J. Lennon seconded by S. Deuschle to modify original permit to 38% of the total living area. Motion passed unanimously.

BOND RELEASE

Bethel Crossings – Toll Brothers

Motion by J. Lennon seconded by K. Grant to release a partial amount of \$ 344,660.00 from bond for completion of work at the above mentioned project. Motion passed unanimously.

Motion to adjourn by J. Lennon seconded by E. Finch. Motion passed unanimously.

Respectfully submitted,



Beth Cavagna

Land Use